

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		FABYAN ST, ARLINGTON

OWNERSHIP

OWNERSHIP		Unit #:	
Owner 1:	CANNIFF MAUREEN C / TRUSTEE		
Owner 2:	MAUREEN C CANNIFF REVOCAB		
Owner 3:	DONALD J CANNIFF REVOCABLE TR		
Street 1:	28 FABYAN ST		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	CANNIFF MAUREEN C/TRUSTEE -		
Owner 2:	28 FABYAN STREET TRUST -		
Street 1:	28 FABYAN ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .207 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1950, having primarily Wood Shingle Exterior and 2991 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.20661	Total SF/SM:	9000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	483.002	Spl Credit	Total:	483.000
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9000.000	438,200		483,000	921,200
Total Card	0.207	438,200		483,000	921,200
Total Parcel	0.207	438,200		483,000	921,200
Source: Market Adj Cost	Total Value per SQ unit /Card:			307.99	/Parcel: 307.9

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	438,200	0	9,000.	483,000	921,200		Year end	12/23/2021
2021	101	FV	426,200	0	9,000.	483,000	909,200		Year End Roll	12/10/2020
2020	101	FV	426,300	0	9,000.	483,000	909,300	909,300	Year End Roll	12/18/2019
2019	101	FV	301,700	0	9,000.	489,900	791,600	791,600	Year End Roll	1/3/2019
2018	101	FV	301,700	0	9,000.	365,700	667,400	667,400	Year End Roll	12/20/2017
2017	101	FV	301,700	0	9,000.	331,200	632,900	632,900	Year End Roll	1/3/2017
2016	101	FV	301,700	0	9,000.	317,400	619,100	619,100	Year End	1/4/2016
2015	101	FV	290,100	0	9,000.	269,100	559,200	559,200	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

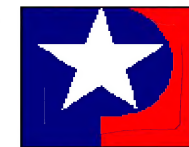
ACTIVITY INFORMATION

Date	Result	By	Name
10/29/2018	Info At Door	BS	Barbara S
4/16/2009	Measured	197	PATRIOT
1/26/2000	Mailer Sent		
1/26/2000	Measured	276	PATRIOT
12/1/1981		MS	

Sign:

VERIFICATION OF VISIT NOT DATA

__/__/__



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	59153
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
12/30/21	05:38:02

LAST REV

Date	Time
12/04/19	13:57:22
jorourke	
7475	

